142.0	0001	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	**ARLINGTON**

	Total Card /	Total Parcel
APPRAISED:	803,800 /	803,800
USE VALUE:	803,800 /	803,800
ASSESSED:	803,800 /	803,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARAN KEITH M &
Owner 2:	BEAUDREAU PATRICIA E
Owner 3:	
Street 1:	94 MT VERNON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MARTINIAN EMIN -
Owner 2:	BAKER ESME O -
Street 1:	94 MT VERNON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Vinyl Exterior and 1705 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4022.000	371,300		432,500	803,800
Total Card	0.092	371,300		432,500	803,800
Total Parcel	0.092	371,300		432,500	803,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 471.33 | /Parcel: 471.33

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
91297			09/29/16

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 142.0-0001-0015.0

!10958!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	371,300	0	4,022.	432,500	803,800		Year end	12/23/2021
2021	101	FV	360,700	0	4,022.	432,500	793,200		Year End Roll	12/10/2020
2020	101	FV	360,800	0	4,022.	432,500	793,300	793,300	Year End Roll	12/18/2019
2019	101	FV	273,000	0	4,022.	405,500	678,500	678,500	Year End Roll	1/3/2019
2018	101	FV	273,000	0	4,022.	335,200	608,200	608,200	Year End Roll	12/20/2017
2017	101	FV	273,000	0	4,022.	308,200	581,200	581,200	Year End Roll	1/3/2017
2016	101	FV	273,000	0	4,022.	281,100	554,100	554,100	Year End	1/4/2016
2015	101	FV	258,200	0	4,022.	275,700	533,900	533,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:39:59

LAST REV

Date	Time
03/23/21	14:12:57

danam

USER DEFINED

Prior Id # 1:	91297
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10958

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTINIAN EMIN,	59451-215		7/3/2012		544,500	No	No		
DONOVAN ROBERT	47653-176		6/19/2006		530,000	No	No		
	10334-271		8/14/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/23/2021	192	Porch	84,000	C				
1/11/2018	31	Redo Bat	24,500	C				
9/28/2015	1438	Redo Kit	28,200		9/28/2015			Remodel existing k
1/12/2004	25	Manual	5,000			G6	GR FY06	NEW HALF BATH FRAM

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2016	Left Notice	DGM	D Mann
9/29/2016	Measured	DGM	D Mann
9/29/2016	Permit Visit	DGM	D Mann
3/13/2009	Inspected	189	PATRIOT
2/3/2009	Measured	345	PATRIOT
9/22/2006	MLS	HC	Helen Chinal
1/19/2005	Permit Visit	BR	B Rossignol
12/8/1999	Inspected	264	PATRIOT
11/29/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4022		Sq. Ft.	Site		0	80.	1.34	9									432,529						432,500	

Total AC/HA:	0.09233	Total SF/SM:	4022	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	432,529	Spl Credit		Total:	432,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.8 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.97029907
Adj $ / SQ:	176.837
Other Features:	89250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	416232
Depreciation:	44953
Depreciated Total:	371279

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 3	Baths: 1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

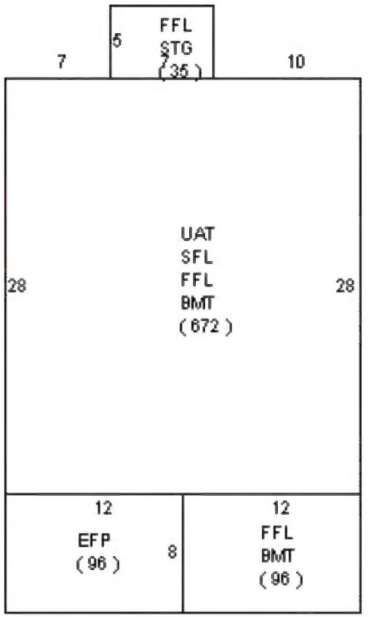
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	176.84
Special Features:	0	Val/Su Net:	146.07
Final Total:	371300	Val/Su SzAd	251.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	803	176.840	142,000
BMT	Basement	768	63.400	48,688
SFL	Second Floor	672	176.840	118,834
UAT	Upper Attic	168	70.730	11,883
EFP	Enclos Porch	96	53.930	5,178
STG	Storage	35	11.370	398

Net Sketched Area:	2,542			Total:	326,981
Size Ad	1475	Gross Area	3046	FinArea	1705

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

142.0-0001-0015.0

IMAGE

AssessPro Patriot Properties, Inc